

Landowner Specific Narrative Summary**Penny Slightom Walsh Revocable Trust and Eva M. Slightom Revocable Trust**

ATXI has been unsuccessful in obtaining an easement from Ms. Penny Sue Slightom Walsh as the Trustee of the Penny Slightom Walsh Revocable Trust and the Eva M. Slightom Revocable Trust. Each trust owns one-half of one parcel at issue along the Meredosia to Pawnee segment of the Project in Sangamon County, Illinois, internally designated as A_ILRP_MP_SA_031_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, Ms. Walsh or her representative on at least 44 occasions, including 10 emails, 8 in-person meetings, 6 letters, 11 phone calls, and 9 voicemails. Ms. Walsh is a member of the Dowson/Thoma group.

Prior to her participation in the Dowson/Thoma group, ATXI presented Ms. Walsh with its initial offer on April 11, 2014 and mailed the contents of that offer on April 21st so that she could review the offer with her son. In all subsequent communications with her land agent, Ms. Walsh stated that she was not ready to proceed with any negotiations because there was an appeal pending, and that she did not wish to be contacted further.

On June 8, 2015, ATXI received notice from Mr. Barry Hines that Ms. Walsh's parcel is included in the Dowson/Thoma group. ATXI's response to the Dowson/Thoma group counteroffer is discussed in Section VI of my direct testimony (ATXI Exhibit 2.0).

Despite ATXI's efforts, over a period of more than a year, the parties have a fundamental disagreement regarding the appropriate amount of compensation for the necessary easements. ATXI will continue to negotiate with the Dowson/Thoma group to the extent they are willing to engage in negotiations with ATXI. However, a voluntary agreement in a time frame supportive of this line segment's in-service date is unlikely, and therefore, ATXI requests eminent domain authority over this parcel.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒

2. Initial appointment set for 4-11-2014 ☒

3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒

4. Prepare and review Acquisition documents and maps ☒

5. Provide landowner with business card and show Ameren ID badge ☒

6. Ask the landowner they received the 14 day letter:
 a. Ask if the landowner read 14 days letter ☒
 b. Does landowner have any questions regarding letter: ☒

7. Provide/explain the purpose of the project ☐

8. Discuss routing and how it affects landowner: ☐
 a. Provide Fact Sheet about the project
 b. Provide landowner copies of:
 i. Small scale map of the project
 ii. Sketch and description of type of facilities/structures
 iii. Approximate location of facilities
 iv. Option for Easement including exhibit showing length and width of the easement area
 v. Memorandum of Option Exhibit B

9. Make compensation offer, provide calculation sheet and explain basis of offer ☒

10. Discuss subordination of mortgage, if applicable ☐

11. Complete Construction Questionnaire, including name of tenant, if applicable ☐

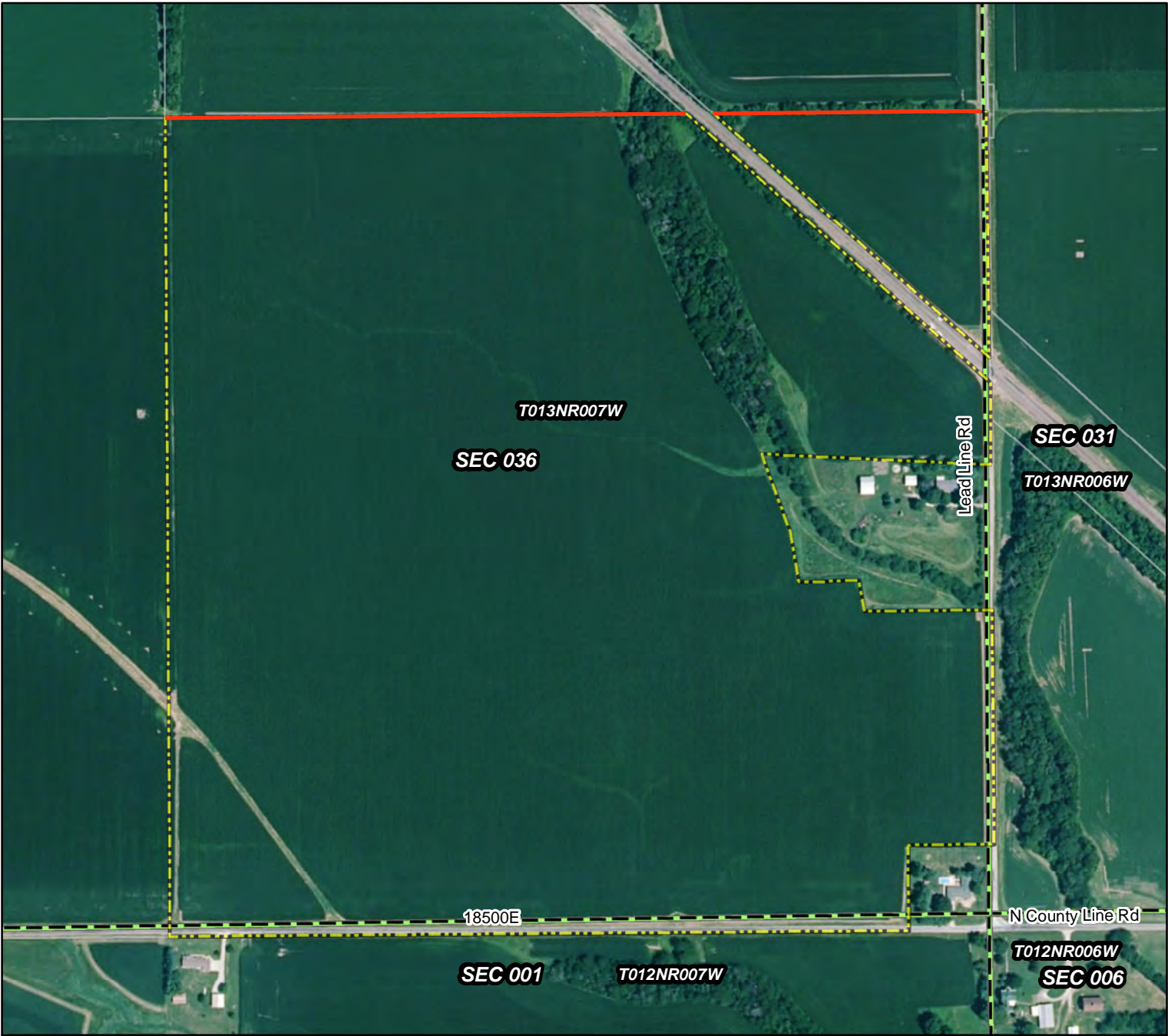
12. Provide EMF brochure, if requested ☐

13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒

14. Agent Name (Print and Sign) Gary Taylor ☒

GARY TAYLOR

Tax Id: 33-36.0-400-004

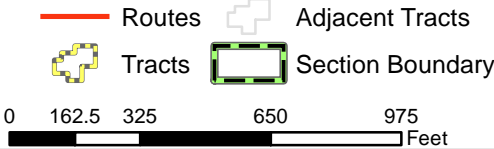


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Penny Slightom Walsh Revocable Trust
f/k/a Penny Sue Slightom Biggers Trust
Agreement dated June 25, 1991
Tract No.:A_ILRP_MP_SA_031

Date: 7/10/2015

EXHIBIT "A"

TRACT 1

A 2.958 ACRE TRACT OF LAND SITUATED IN OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 13 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO PENNY SLIGHTOM WALSH, TRUSTEE OF THE EVA M. SLIGHTOM REVOCABLE TRUST, RECORDED IN DOCUMENT NO. 2011R21759 AND IN DEED TO PENNY SLIGHTOM WALSH, F/K/A PENNY SUE (SLIGHTOM) BIGGERS, TRUSTEE OF THE PENNY SLIGHTOM WALSH REVOCABLE TRUST (F/K/A THE PENNY SUE [SLIGHTOM] BIGGERS TRUST) RECORDED IN DOCUMENT NO. 2011R34562 OF THE DEED RECORDS OF SANGAMON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID SOUTHEAST 1/4, FROM WHICH A 1-1/4-INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 BEARS SOUTH 00 DEGREES 20 MINUTES 10 SECONDS EAST, A DISTANCE OF 2,577.22 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1042808.71, E:2393617.50;

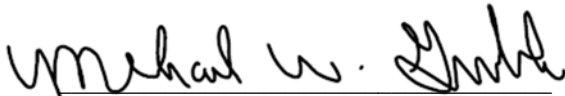
THENCE NORTH 00 DEGREES 20 MINUTES 10 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 75.00 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4;

THENCE NORTH 89 DEGREES 30 MINUTES 19 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1,676.24 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD, FROM WHICH A 3/4-INCH IRON PIPE FOUND AT THE NORTHEAST CORNER SAID SECTION 36 BEARS NORTH 19 DEGREES 40 MINUTES 10 SECONDS EAST, A DISTANCE OF 2,826.71 FEET;

THENCE SOUTH 48 DEGREES 32 MINUTES 13 SECONDS EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 112.18 TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 30 MINUTES 19 SECONDS WEST, LEAVING SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,759.87 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 128,854 SQUARE FEET OR 2.958 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 06/01/2015



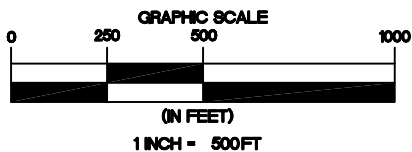


EXHIBIT "A"

ATXI Exhibit 2.3 (Part M)

Page 5 of 8

ANDREW P. MIHM, AS VICE PRESIDENT
OF SOY CAPITAL BANK AND TRUST
COMPANY, AS SUCCESSOR TRUSTEE OF
THE WILL OF LOUIS F. GILLESPIE B.
RESIDUAL FOR THE BENEFIT OF
FRANCES GILLESPIE DATED NOVEMBER
02, 1972 TRUST
IN ACCORDANCE WITH
AFFIDAVIT OF TRANSFER OF TRUST
ASSETS PURSUANT TO ILLINOIS
CORPORATE FIDUCIARY ACT
(NO RECORDING INFORMATION PROVIDED)
BEING DESCRIBED IN DEED TO
AGRICULTURAL SERVICES TRUST
COMPANY, SUCCESSOR TRUSTEE OF A
TRUST AGREEMENT KNOWN AS THE WILL
OF LOUIS F. GILLESPIE B. RESIDUAL
FOR THE BENEFIT OF FRANCES
GILLESPIE DATED NOVEMBER 02, 1972
TRUST
DOCUMENT NO. 2000R02245
D.R.S.C.I.
A_ILRP_MP_SA_028
A_ILRP_MP_SA_030

TRUST NUMBER 13-05100-00
DOCUMENT NO. 1979R844905
D.R.S.C.I.
A_ILRP_MP_SA_032

P.O.B.
GRID COORDINATES
N:1042808.71
E:2393617.50

KATHY STARKS,
LIFE ESTATE AND
WEST CEMETERY
CAUSE NO. 65-P-250
C.R.M.C.I.
A_ILRP_MP_SA_029

SECTION 36
TOWNSHIP 13N
RANGE 7W

S00°20'10"E 2577.22'
P.O.R.-1-1/4" IRON PIPE FOUND
SW COR SE 1/4 SEC 36

TRACT 1
PROPOSED 75'
WIDE EASEMENT
2.958 ACRES
(128,854 S.F.)

PENNY SLIGHTOM WALSH, TRUSTEE
OF THE EVA M. SLIGHTOM
REVOCABLE TRUST
DOCUMENT NO. 2011R21759
D.R.S.C.I.
AND
PENNY SLIGHTOM WALSH, f/k/a
PENNY SUE (SLIGHTOM) BIGGERS,
TRUSTEE OF THE PENNY SLIGHTOM
WALSH REVOCABLE TRUST (f/k/a
THE PENNY SUE [SLIGHTOM]
BIGGERS TRUST)
DOCUMENT NO. 2011R34562
D.R.S.C.I.
A_ILRP_MP_SA_031

BURLINGTON NORTHERN SANTA FE RAILROAD

N19°40'10"E 2826.71'
P.O.R.-3/4" IRON PIPE
FOUND NE COR SEC 36

TRACT 2

COUNTY HIGHWAY 6B

LEGEND

C.R.M.C.I.	COURT RECORDS
	MACOUPIN COUNTY, ILLINOIS
D.R.S.C.I.	DEED RECORDS
	SANGAMON COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
⊙	3/4" IRON PIPE
Δ	CALCULATED POINT
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



Michael W. Gerberick

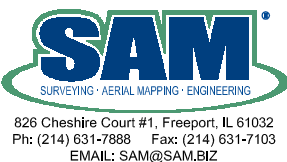
MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 05

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 06/01/2015
SCALE: 1" = 500'
TRACT ID: A_ILRP_MP_SA_031
DRAWN BY: AMS



150' TRANSMISSION
LINE EASEMENT
MEREDOSIA TO PAWNIE
SECTION 36, TOWNSHIP 13 NORTH, RANGE 7 WEST
OF THE 3RD PRINCIPAL MERIDIAN
SANGAMON COUNTY, ILLINOIS

EXHIBIT "A"

TRACT 2

A 1.413 ACRE TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 13 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO PENNY SLIGHTOM WALSH, TRUSTEE OF THE EVA M. SLIGHTOM REVOCABLE TRUST, RECORDED IN DOCUMENT NO. 2011R21759 AND IN DEED TO PENNY SLIGHTOM WALSH, F/K/A PENNY SUE (SLIGHTOM) BIGGERS, TRUSTEE OF THE PENNY SLIGHTOM WALSH REVOCABLE TRUST (F/K/A THE PENNY SUE [SLIGHTOM] BIGGERS TRUST), RECORDED IN DOCUMENT NO. 2011R34562 OF THE DEED RECORDS OF SANGAMON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4-INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1042906.65, E: 2396275.12;

THENCE SOUTH 00 DEGREES 37 MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER, FROM WHICH A 1-INCH IRON POPE AT THE SOUTHEAST CORNER OF SAID SECTION 36 BEARS SOUTH 00 DEGREES 37 MINUTES 28 SECONDS EAST, A DISTANCE OF 2,578.95 FEET;

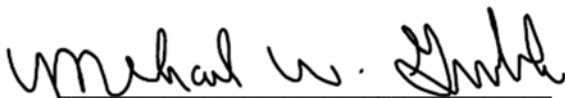
THENCE SOUTH 89 DEGREES 18 MINUTES 03 SECONDS WEST LEAVING SAID EAST LINE, A DISTANCE OF 0.04 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 30 MINUTES 19 SECONDS WEST, A DISTANCE OF 779.16 FEET TO A POINT FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;

THENCE NORTH 48 DEGREES 32 MINUTES 13 SECONDS WEST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 112.18 FEET TO THE INTERSECTION OF SAID NORTHEAST RIGHT-OF-WAY LINE WITH THE NORTH LINE OF SAID SOUTHEAST 1/4;

THENCE NORTH 89 DEGREES 30 MINUTES 19 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 862.44 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 61,561 SQUARE FEET OR 1.413 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



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DATE: 06/01/2015



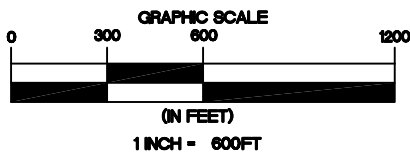


EXHIBIT "A"

ATXI Exhibit 2.3 (Part M)
Page 7 of 8

SECTION 36
TOWNSHIP 13N
RANGE 7W

TRUST NUMBER 13-05100-00
DOCUMENT NO. 1979R844905
D.R.S.C.I.
A_ILRP_MP_SA_032

TRACT 2
PROPOSED 75'
WIDE EASEMENT
1.413 ACRES
(61,561 S.F.)

TRACT 4
GORDON J. KRUGER, TRUSTEE
UNDER GORDON J. KRUGER
DECLARATION OF TRUST
AND
HELEN P. KRUGER, TRUSTEE
UNDER HELEN P. KRUGER
DECLARATION OF TRUST
DOCUMENT NO. 2006R04935
DOCUMENT NO. 2007R01741
D.R.S.C.I.
A_ILRP_MP_SA_036

P.O.B.
GRID COORDINATES
N:1042906.65
E:2396275.12

TRACT 1
150'

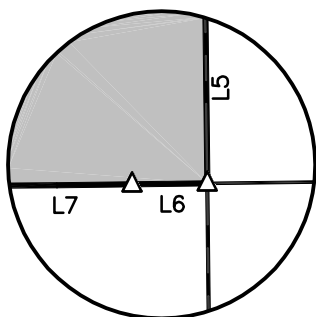
PENNY SLIGHTOM WALSH, TRUSTEE
OF THE EVA M. SLIGHTOM
REVOCABLE TRUST
DOCUMENT NO. 2011R21759
D.R.S.C.I.
AND
PENNY SLIGHTOM WALSH, f/k/a
PENNY SUE (SLIGHTOM) BIGGERS,
TRUSTEE OF THE PENNY SLIGHTOM
WALSH REVOCABLE TRUST (f/k/a
THE PENNY SUE [SLIGHTOM] BIGGERS
TRUST)
DOCUMENT NO. 2011R34562
D.R.S.C.I.
A_ILRP_MP_SA_031

TRACT 3
GORDON J. KRUGER, TRUSTEE
UNDER GORDON J. KRUGER
DECLARATION OF TRUST
AND
HELEN P. KRUGER, TRUSTEE
UNDER HELEN P. KRUGER
DECLARATION OF TRUST
DOCUMENT NO. 2006R04935
DOCUMENT NO. 2007R01741
D.R.S.C.I.
A_ILRP_MP_SA_037

SECTION LINE
COUNTY HIGHWAY 6B
SECTION LINE
S00°37'28"E 2578.95'
P.O.R.-1" IRON ROD FOUND
SE COR SEC 36

SEE DETAIL "A"

DETAIL "A"



(NOT TO SCALE)

LEGEND

C.R.M.C.I.

D.R.S.C.I.

P.O.B.

P.O.R.



COURT RECORDS

MACOUPIN COUNTY, ILLINOIS

DEED RECORDS

SANGAMON COUNTY, ILLINOIS

POINT OF BEGINNING

POINT OF REFERENCE

3/4" IRON PIPE

CALCULATED POINT

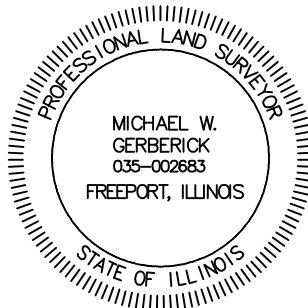
SECTION LINE

SUBJECT PROPERTY LINE

PROPERTY LINE

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT



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NOTES:

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SHEET 04 OF 05

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 06/01/2015
SCALE: 1"=600'
TRACT ID: A_ILRP_MP_SA_031
DRAWN BY: AMS

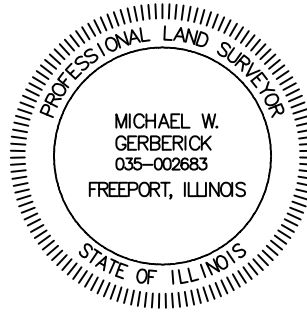


150' TRANSMISSION
LINE EASEMENT
MEREDOSIA TO PAWNEE
SECTION 36, TOWNSHIP 13 NORTH, RANGE 7 WEST
OF THE 3RD PRINCIPAL MERIDIAN
SANGAMON COUNTY, ILLINOIS



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N00°20'10"W	75.00'
L2	N89°30'19"E	1676.24'
L3	S48°32'13"E	112.18'
L4	S89°30'19"W	1759.87'
L5	S00°37'28"E	75.00'
L6	S89°18'03"W	0.04'
L7	S89°30'19"W	779.16'
L8	N48°32'13"W	112.18'
L9	N89°30'19"E	862.44'

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SHEET 05 OF 05

PROJECT: ILLINOIS RIVERS
 JOB NUMBER: 32359
 DATE: 06/01/2015
 SCALE: NOT TO SCALE
 TRACT ID: A_ILRP_MP_SA_031
 DRAWN BY: AMS



150' TRANSMISSION
 LINE EASEMENT
 MEREDOSIA TO PAWNEE
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 OF THE 3RD PRINCIPAL MERIDIAN
 SANGAMON COUNTY, ILLINOIS